

**AN ORDINANCE
BY COUNCILMEMBER ANNE FAUVER**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1842 HOMESTEAD AVENUE FROM THE R-75 SINGLE FAMILY RESIDENTIAL DISTRICT (DEKALB COUNTY) TO THE R-4 SINGLE FAMILY RESIDENTIAL DISTRICT; AND FOR OTHER PURPOSES.

**THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS
AS FOLLOWS:**

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the property located at 1842 Homestead Avenue Atlanta, Ga. 30306 , be changed from the R-75 (DeKalb County Single-Family Residential) District to the R-4 (Atlanta Single-Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in District 18, Land Lot 107, DeKalb County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed to the extent of the conflict.

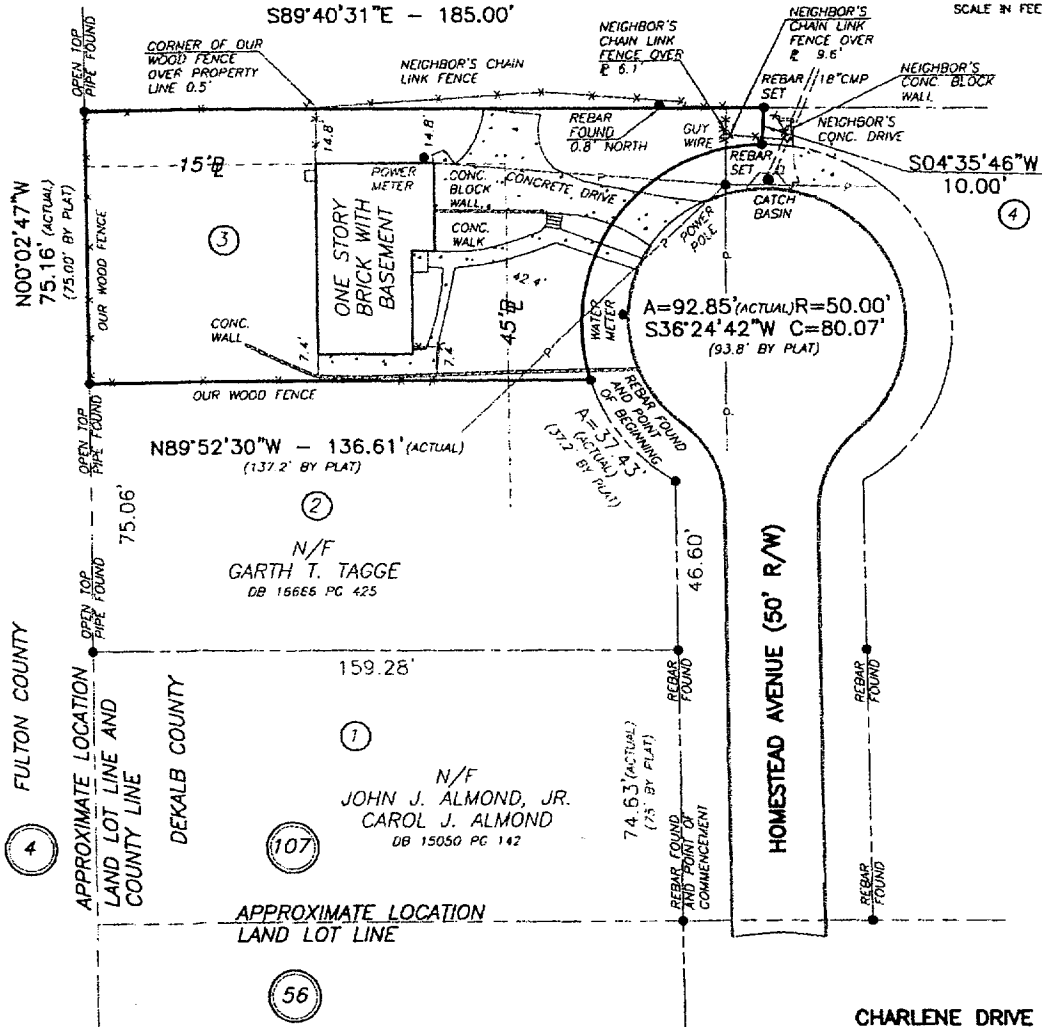
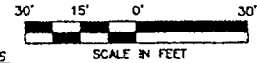
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 107, 18th District, Dekalb County, Georgia, being Lot 3, Subdivision of W. Kuniansky Property, according to plat recorded at plat book 26, page 125, Dekalb County records, which plat is hereby referred to and made a part of this description, being known as 1842 Homestead Avenue, according to the present system of numbering houses in Dekalb County, Georgia.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION THROUGHOUT GEORGIA (1-800-282-7411).
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
6. THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC
N



TOTAL AREA = 0.256 ACRES
OR 11,130 SQ. FT.

1842 HOMESTEAD AVENUE
ATLANTA, GEORGIA

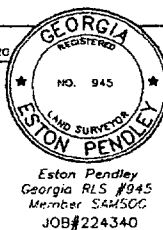
PENDLEY
SURVEYING

4833 South Cobb Drive, Suite 150
Smyrna, Georgia 30080 (404) 768-7520

This property (is not)
located in a Federal Flood
Area as indicated by F.I.R.M.
Official Flood Hazard Maps.

In my opinion this plat is a
correct representation of the
land platted.

Fences should not be placed
using side dimensions from house.



LEGEND

R/W RIGHT OF WAY
S.S.E. SANITARY SEWER EASEMENT
S.S.H. SANITARY SEWER MANHOLE
D.E. DRAINAGE EASEMENT
CB CATCH BASIN
DI DROP INLET
WM WATER METER
JB JUNCTION BOX
HW HEADWALL
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PP POWER POLE
L.L.L. LAND LOT LINE
B.L. BUILDING LINE
P.L. PROPERTY LINE
C.L. CENTERLINE

PROPERTY OF
CINDY J. DAVIS

LOT 3
W. KUNIANSKY PROPERTY

LAND LOT 107
DISTRICT 18TH.
COUNTY DEKALB
GEORGIA

PLAT PREPARED: 6-9-07
FIELD: 6-6-07 SCALE: 1"=30'

PB 16
PG 175
DB 8844
PC 426